

Board Meeting Minutes - Tri-County Point POA  
October 12, 2023 — via Zoom

1. The meeting was called to order at 6:07 p.m.
2. Roll call showed the following directors present:

President, Clint Hammonds  
Vice President, Pete Robles  
Treasurer, Karen Gallaher  
Secretary, Jan Park

3. A quorum was established.
4. Public Comments.

- i. Jack Ward stated he would like to address Fire Suppression
- ii. Hector Rangel also stated he would like to address Fire Suppression

Clint advised that this was Agenda Item No. 7 and could be addressed then.

- iii. Russell Buehler asked if there were any plans for the drainage. He noted that there hasn't been rain in a while but when it does rain his lots always flood.

Clint advised him that the POA was trying to fix the problems themselves as there were no grants available from Jackson County. He also noted that there was a list at the office of individuals having flooding problems and asked Mr. Buehler was on the list. Mr. Buehler responded that he was on the list. Clint asked Laurie for an update on the culvert replacements.

Laurie responded that Sections 3, 5, 6 and 7 were almost completed and Sections 4 and 8 are next on the list. Due to the issues on the bulkhead sections 4 and 8 were put on hold, John Moore stated that he had have received a bid on replacing the culvert in Section 4 and the company working on the Bulkhead were also going to give an estimate on replacing the large culvert on Section 4.

Clint asked Mr. Buehler where his property was located. He stated his property was in Section 4 at Tiger Shark and Mackerel in the corner and the water just doesn't drain when it rains. He also noted that when it gets to the corner of porpoise it gets jammed up. Clint requested that John and James take a look at it and see if some temporary blade work could be done to alleviate the problem until the culvert could be replaced.

- iv. Mr. Moore inquired if street signs were going to be addressed. He stated that the community was concerned about the street signs, and he had put together a budget for the pricing of the signs. Clint advised him that he had just received the list today and it would be discussed at another meeting.

v. Laurie Hall stated that Ms. Koether had emailed a question to her to be asked at the Board Meeting:

“When I first took office one of the primary requirements, we needed was a financial audit. Has that audit been done? Did we ever find out if money was misspent from the previous board? If I remember correctly, we needed to do that every three years. I believe the Community deserves an update.”

Clint responded that the existing electronics were sent off when he took office to a company in Houston perform a forensic investigation. There was nothing found showing there was any kind of manipulation of records. He also stated that as long as he has been in office there has not been an audit done by an outside accountant, only what Karen provides the Board. He agreed that an audit needed to be done. He noted that that was also listed on the Agenda as Item No. 9.

5. Approval of Minutes 9.20.23 Meeting.

Clint asked if there were any questions or changes that needed to be addressed to the 9.2-.23 Minutes. There were none. Karen moved and Pete seconded that the Minutes be approved. Motion passed.

6. Consider and act on community mailboxes.

Clint asked Laurie to provide an update of the relocation of mailboxes, he noted that Cluster Mailboxes were expensive and that there were other items in the community that the money should be spent on. He also noted that the Board had discussed Cluster Mailboxes and a possible rack system.

Laurie stated that James, John and she had met with the Postmaster, and he approved the placement of the mail box racks. The two locations are the green area by the pool and the reserve area in Sections 4 and 8 off Ladyfish. They estimate that 20 racks would support 240 mailboxes with room for growth. Estimated total cost would be approximately \$4,500.00 which would include road preparation and installation of the racks.

Clint asked if this would work. James responded that it would be a good temporary fix and get the mailboxes off the main road and be much safer for the mail carrier and residents collecting their mail. The postmaster requested if residents were going to purchase new mailboxes for the racks that they install the 12-inch mailboxes which would be able to hold small packages and result in lesser trips to the Post Office. NOTE: that does not mean that residents cannot transfer their original mailboxes over to the racks.

Karen inquired if John and James were going to remove the post holding the mailboxes on the main road. They responded that once all the mailboxes were moved over to the racks they would remove all posts from the main road.

Clint instructed Laurie to notify the residents of the new delivery system and instructed James and John not to remove the posts until all mailboxes have been moved. If there were a few stragglers left Laurie was instructed to contact the owners of those boxes and ask them to move them over to their respective assigned area.

Clint asked for a Motion to prepare the roads and racks for placement of the mailboxes.

Karen moved and Pete seconded, Motion passed.

7. Consider and act on appointing a liaison for the purpose of fire suppression.

Clint asked Karen to give an update on this Agenda item.

Karen stated that she and Captain Tony Wright had done some investigating into ESD#2 and stated that the ESD#2 had not put their budget on the website for over two years. She also noted that it appeared that they had some openings on the Board as the Agenda stated that were looking to appoint more people. Clint noted that as they were a taxing entity they are required to post their budget according to state statute and it was the County Commissioners responsibility to oversee the ESD's.

She also mentioned that Tony had requested some information and asked him to report on the results. Tony stated that he had requested information regarding medical emergencies that were responded to in the community but had received no response yet. He felt that medical also needed to be covered in addition to fire suppression. He did say that he had not submitted an official FOIA request for this information and would now ask officially.

Karen also noted that she had invited Hector Rangel who owns property in Bocca Chica and is the EMC for Caldwell County.

Mr. Jack Ward interjected owns five properties in Bocca Chica and it was his shed that was destroyed in the recent fire in Section 6 there were also two houses that were in danger. He was one of the original volunteers that started the Carancahua Bay Volunteer Fire Department. At that time there was one ESD in Jackson County for the City of Edna. He has been a professional fire fighter and EMT for 35 years. He stated that the ESD#2 is probably getting approximately \$0.04 per hundred on valuation right now. He did not know who was currently in charge as he has been out of it for 15 years. He did note that there was a 16,000 gallon tank fiberglass tank that was donated which they kept filled via well, but the tank was not properly maintained and it disintegrated.

Tony Wright, Hector Rangel and Jack Ward collectively recommend that the following be done (not in order of preference):

1. Petition the Commissioners Court to start a Volunteer Fire Department – must have at least 100 signatures to present to Commissioners Court;
2. Obtain access to water on the property (sea water cannot be used);
3. Ask for volunteers to agree to be trained as volunteer fire fighters and EMT's (there are currently some firefighters that live in the community);

4. Apply for grants: grants can be obtained from FEMA, Texas Forestry Service, Jackson County, Volunteer Fire Assistance Program – Texas;
5. Ask Fish Farm if they can assist in any way.
6. Inquire if any big cities are replacing any of their fire equipment e.g. Houston, Dallas, San Antonio, Austin etc;
7. Obtain brush truck;
8. Obtain tanker truck;
9. Obtain land to store equipment on;
10. Obtain building to store equipment;
11. Obtain medical supplies for EMT including AED and other items for administer aid.

It was noted that the response time for the recent fire in Section 6 was approximately 40 minutes, this is unacceptable, we were very fortunate that there was not loss of life or property (apart from the shed). If nothing is done there will definitely be loss of property and possibly loss of life.

Clint thanked the gentlemen for their input. He advised that he contacted Central States regarding water access. The engineers are looking into whether they could furnish some potential fill stations in the community but haven't heard back from them yet.

He stated that he appreciated all the work that had been done to bring information to the Board and Community and asked if Tony and Hector would be willing to be the liaison in creating a Volunteer Fire Department including going to the Commissioners Court and finding out about the ESD and obtaining a 501c(3). He said that he thought the Board would be able to donate some land to put the equipment on but was unsure how they would be able to put a building up as there are so many other items that are pending.

He asked the Board if they would be willing to entertain a motion, if Tony and Hector were willing, for them to be the liaisons and to report back to the Tri-County Board on the ideas and where we can go with this as far as creating a Volunteer Fire Department.

Jan moved and Karen seconded. Motion passed.

Clint asked Karen to give Tony Hector's contact info.

8. Discuss individual roles/duties of persons elected to a position serving on Tri County POA.

Clint asked if we had clarified duties of each individual office, such as President, Vice-President, Secretary, Treasurer and Director. He was advised that the duties were described in the Bylaws which were last updated in 2015. In view of recent actions regarding emails and messages Clint asked the Board members to review the Bylaws to see if anything should be changed in them.

This was not an Agenda item. Laurie mentioned that four candidates were present at the meeting and Clint asked if any candidates for open Board positions interested in a Meet and Greet. Karen interjected that there was internet in the Community Center and it could also be held on Zoom for those that could not attend. It was decided that the Meet and Greet

would be held on Saturday, October 28<sup>th</sup> at 1:30 p.m. at the Community Center and everyone should bring a dish.

9. Consider and act of Certified Public Accountant.

Clint advised that the accountant that he reached out to twice has not returned the call. He asked Karen if she had heard anything from our current accountant. Karen responded that she had spoken to her and she will send the Board a Letter of Engagement next week. Karen informed the Board that the accountant will not be their CPA and do the audit as that would be a conflict of interest. She will do the taxes for us this year, she has already been in Quick Book as Karen has seen her on the log. She said that the Letter of Engagement would list what she would do for us and how much she would be charging. She will be sending to Letter of Engagement to all the Board Members. She will also include how she plans to reinstate our tax exemption status current now that the IRS has been paid.

Karen reminded Clint that when this Board took office, they had called approximately 15 Accountants and nobody called back. Clint responded that when the Board took over the books were in terrible shape and the Association did not have the best track record in paying their bills. Things have greatly improved but it is going to take time and as stated on numerous occasions “it isn’t going to happen overnight” but we have made progress.

The item was tabled until the Engagement Letter is received and reviewed, and an email vote will be taken.

10. Discuss membership fee/dues.

Clint stated that he had received phone calls telling him that fees were going to be raised \$400 - \$500 and that is why he put this item on the Agenda.

He advised everyone present that as they were all aware prices on everything had increased substantially. Dues are currently \$150.00 per year. The Board raised the dues for 2024 20% to \$180.00. The Board is only authorized to increase dues 20% each year. In order to increase it more it must be put to a community vote. That is why it is now being discussed. He stated that if the Board just raises dues 20% every year, we would be like the US Government and be so far behind it would make our heads spin. He stated it wasn’t his intention to raise the dues to \$600.00.

After a brief discussion it was decided that the following increases be put on the ballot for the Annual Meeting, whatever increase the Community voted for would not go into effect until January 1, 2025.

The following was put forth to be put on the ballot for 2025 dues. Residents would be asked to vote for ONE option only.

2024 dues	Proposed Increase 2025	Total Assessment for 2025.
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A. \$180.00	\$120.00	\$300.00
B. \$180.00	\$220.00	\$400.00
C. \$180.00	\$320.00	\$500.00
D. \$180.00	No increase	

There being no further business to come before the Board Clint asked for a motion to adjourn. Jan moved and Karen seconded. Motion passed. Clint thanked everyone for attending and for their input.

Meeting adjourned at 7:06 p.m.

The above is a correct copy of the Minutes of the October 12, 2023, meeting of the Tri-County Point POA board of Directors.

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Clint Hammonds, President

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Jan Park, Secretary